

**JOINT**  
**PUBLIC NOTICE**

**CHARLESTON DISTRICT, CORPS OF ENGINEERS**  
**1949 Industrial Park Road, Room 110**  
**Conway, South Carolina 29526**

**and**

**THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL**  
**Office of Environmental Quality Control**  
**Water Quality Certification and Wetlands Programs Section**  
**2600 Bull Street**  
**Columbia, South Carolina 29201**

REGULATORY DIVISION  
Refer to: P/N #2005-3W-304-C

27 JANUARY 2006

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et.seq.) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

**BELLASERA VILLAS, LLC**  
**c/o H. WAYNE BEAM**  
**P.O. BOX 11863**  
**COLUMBIA, SOUTH CAROLINA 29211-1863**

for a permit to place fill material in waters of the U. S. in order to construct a bulkhead and community docking facility in the

**ATLANTIC INTRACOASTAL WATERWAY**

In order to give all interested parties an opportunity to express their views

**NOTICE**

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

**12 O'CLOCK NOON, MONDAY, 27 FEBRUARY 2006**

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of constructing a bulkhead and a twenty-four (24) slip community docking facility along the AIWW. Specifically, the applicant proposes to fill 0.05 acres of waters of the United States in order to construct a 411 linear foot bulkhead along the AIWW. Attached to the proposed bulkhead will be a fixed 10' X 6' platform. A 4' X 40' gangway will extend downstream, parallel to the bulkhead, and connect to a 10' X 6' fixed platform. From that platform, a 4' X 40' gangway will extend in the upstream direction and rest on a 6' X 10' platform attached to the main 8' X 370.5' floating walkway. Attached to and perpendicular to the main access dock, the applicant proposes to construct twelve (12) 4' X 24' floating access docks. Between each of the access docks, the applicant proposes to install two (2) 11' X 14' boat lifts, for a total of twenty-two (22) boat lifts. The boat slips located at either end of the main walkway will not contain a boat lift. The purpose of the proposed work, according to the applicant, is to provide bank stabilization and boating access to the AIWW for the residents of the proposed Bellasera Villas community.

27 JANUARY 2006

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
1949 Industrial Park Road, Room 110  
Conway, South Carolina 29526**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions of the South Carolina Coastal Zone Management Act (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 0.05 acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

27 JANUARY 2006

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-365-4239.

A handwritten signature in black ink, appearing to read 'Tommy Fennel', is positioned above the printed name.

Tommy Fennel  
Project Manager  
Regulatory Division  
U.S. Army Corps of Engineers

# BELLASERA VILLAS

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SHEET TITLE: COVERSHEET	APPLICANT: BELLASERA VILLAS, LLC	JOB NO. W828	DATE: SEPT 19, 2005	SCALE: N.T.S.
PROJECT LOCATION: Horry County, SC	PROJECT TITLE: BELLASERA VILLAS	APPLICATION NO. 2005-3W-304-C	SHEET: 1 OF 9	

SHEET TITLE: LOCATION MAP	APPLICANT: BELLASERA VILLAS, LLC	JOB NO. W828	DATE: SEPT 19, 2005	SCALE: N.T.S.
PROJECT LOCATION: HORRY COUNTY, SC	PROJECT TITLE: BELLASERA VILLAS	APPLICATION NO. 2005-3W-304-C		SHEET: 2 OF 9

Wideway

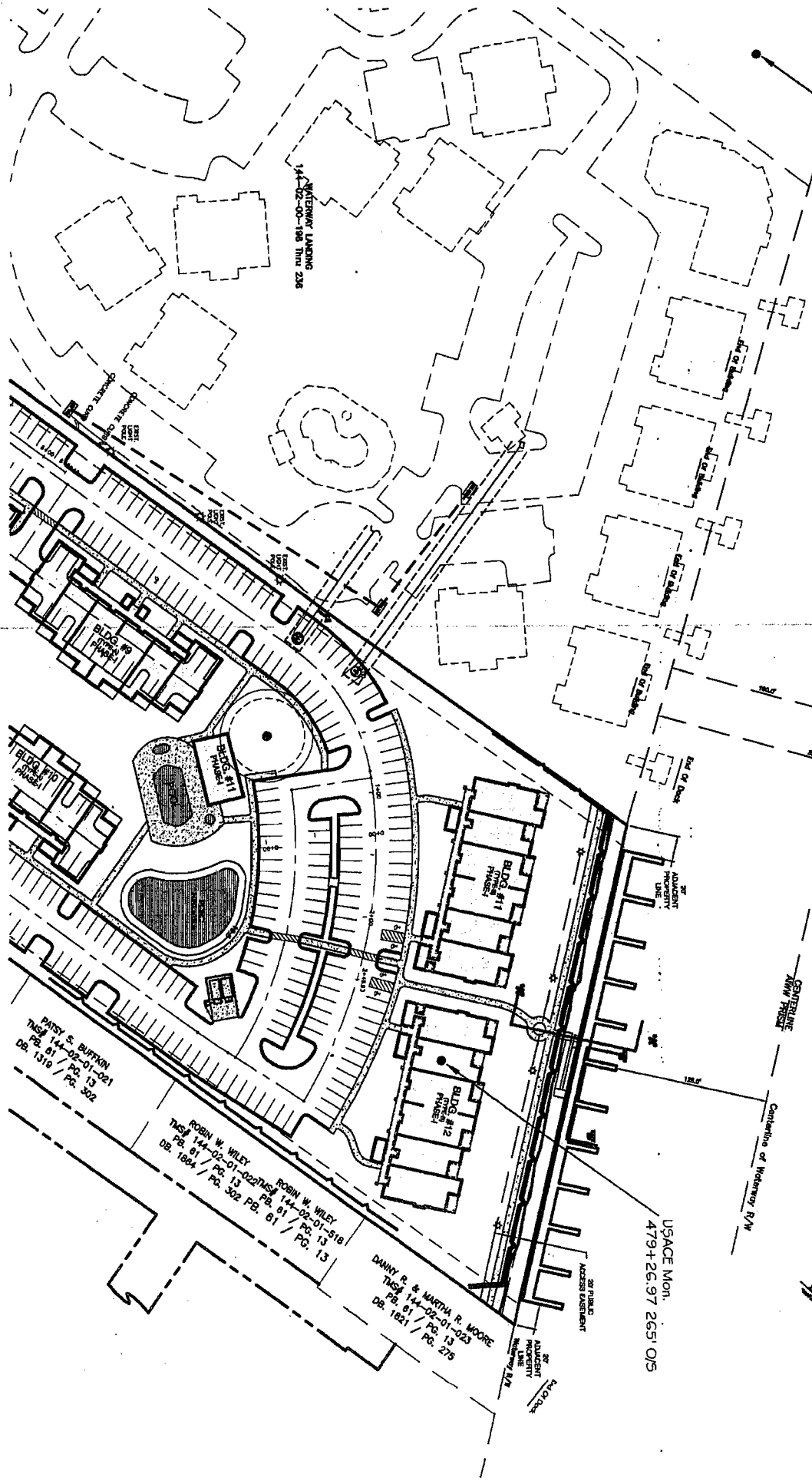
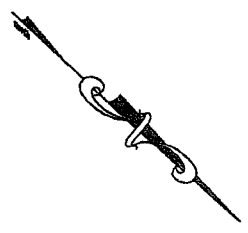
USACE MON.  
487+61.22 230' O/S



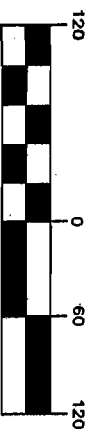
CONTINUED  
FROM PREVIOUS SHEET

Centerline of Wideway R/W

USACE MON.  
479+26.97 265' O/S

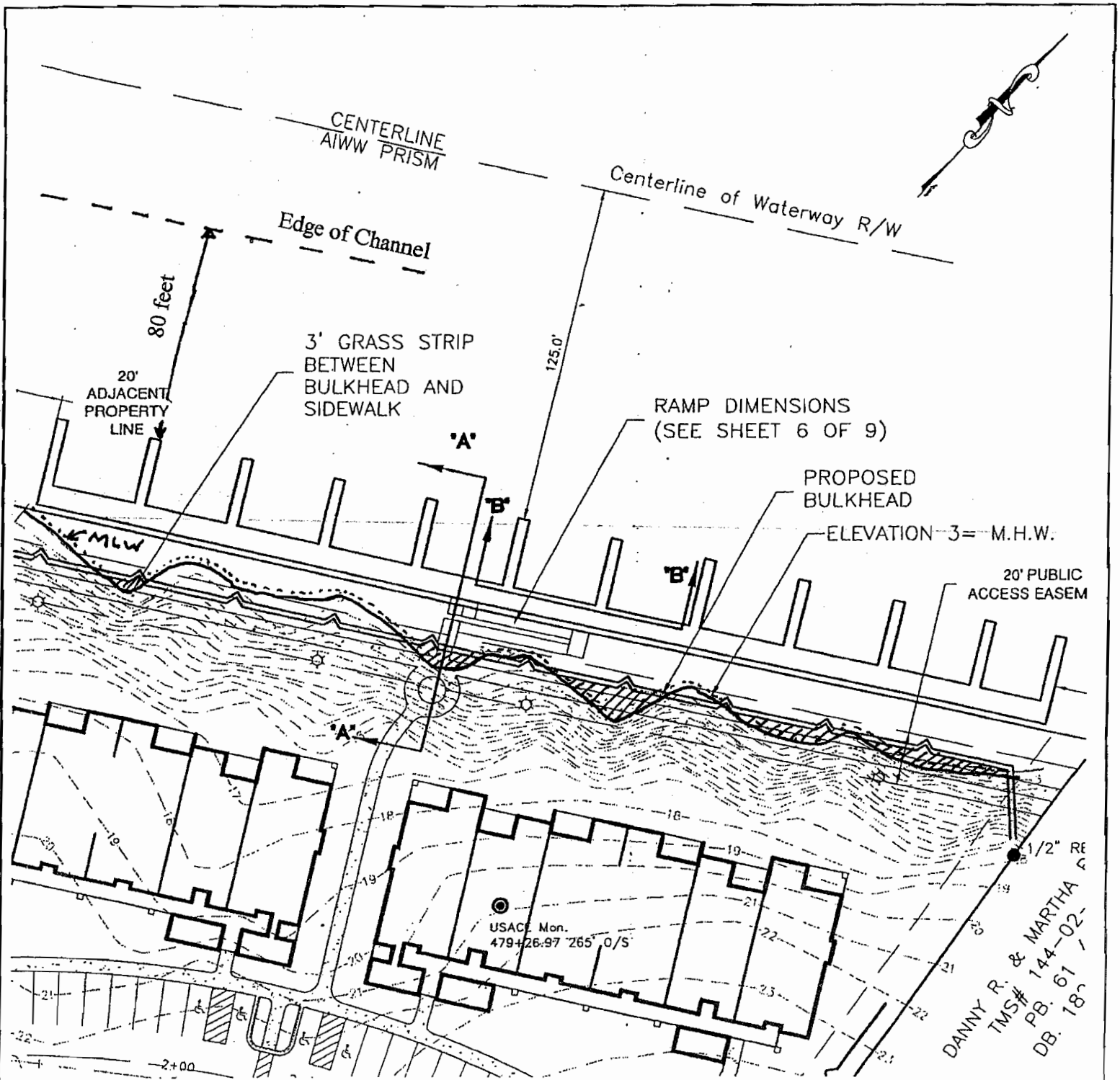


WIDENING LANDING  
144-02-01-188 TRIN 236

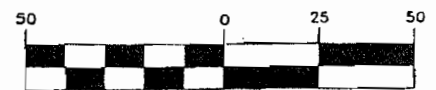


( IN FEET )  
1 inch = 120 ft.

SHEET TITLE:	ADJACENT	APPLICANT:	BELLASERA VILLAS, LLC	JOB NO. DATE:	WB28 SEPT 19, 2005	SCALE:	1"=50'
PROJECT LOCATION:	HORRY COUNTY, SC	PROJECT TITLE:	BELLASERA VILLAS	APPLICATION NO.:	2005-30-304-C	SHEET:	3 OF 9




GRAPHIC SCALE

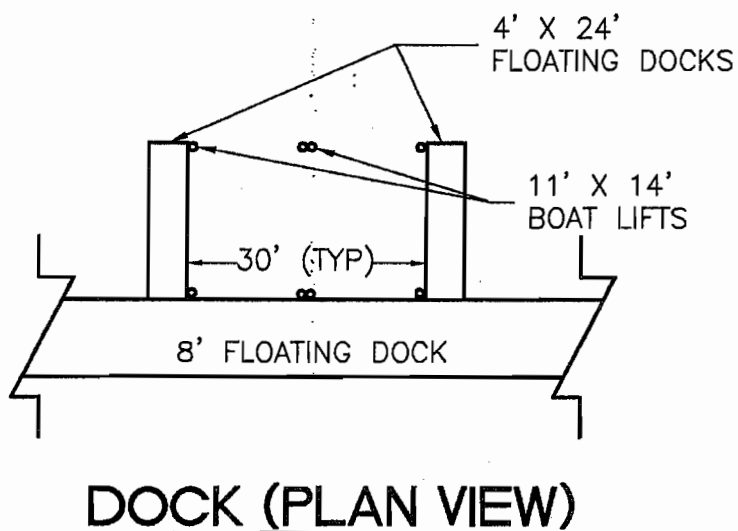
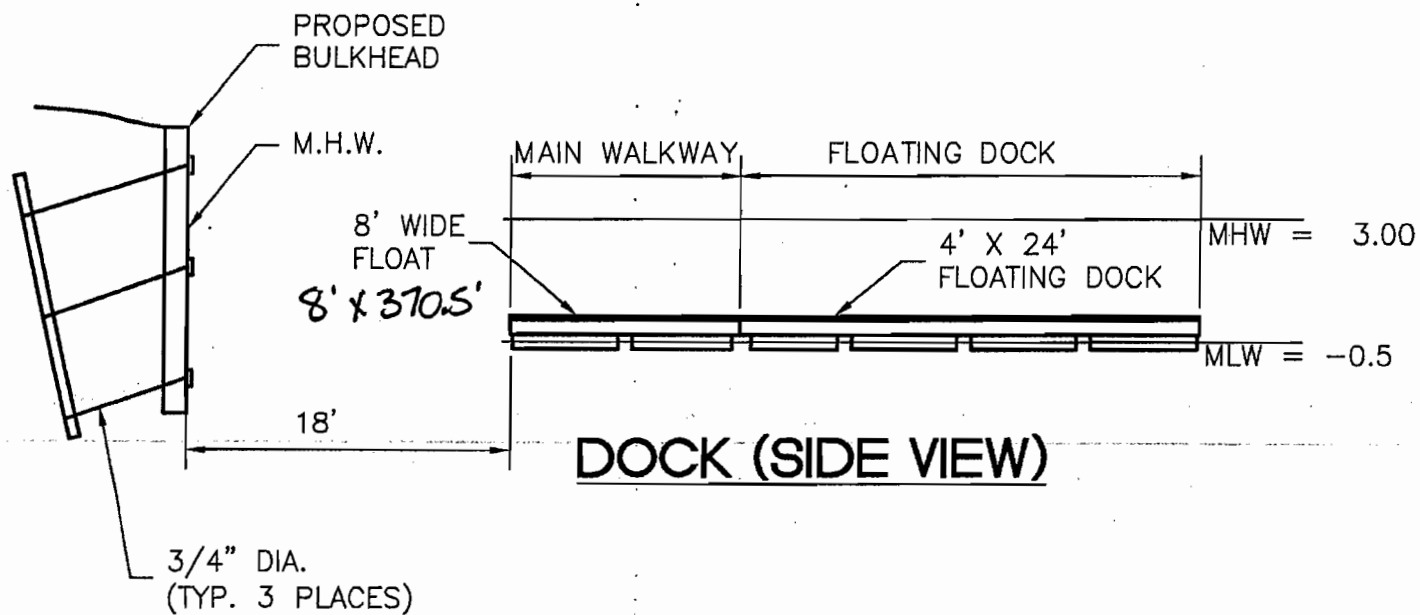


( IN FEET )

1 inch = 50 ft.

 = Waters of the US to be filled  
0.05 acre

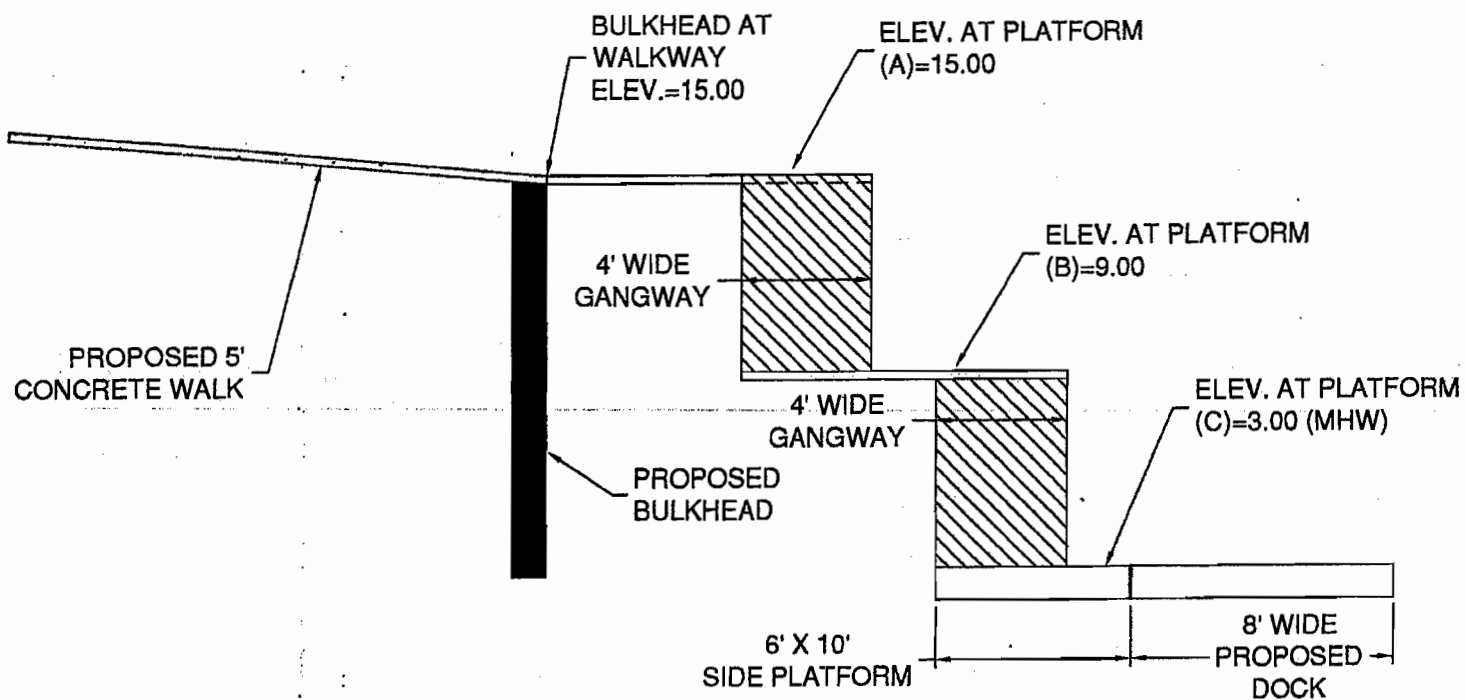
SHEET TITLE: SECTION CUTS "A & B"	APPLICANT: BELLASERA VILLAS, LLC	JOB NO. W828	DATE: SEPT 19, 2005	SCALE: 1"=50'
PROJECT LOCATION: HORRY COUNTY, SC	PROJECT TITLE: BELLASERA VILLAS	APPLICATION NO. 2005-3W-304-C		SHEET: 4 OF 9



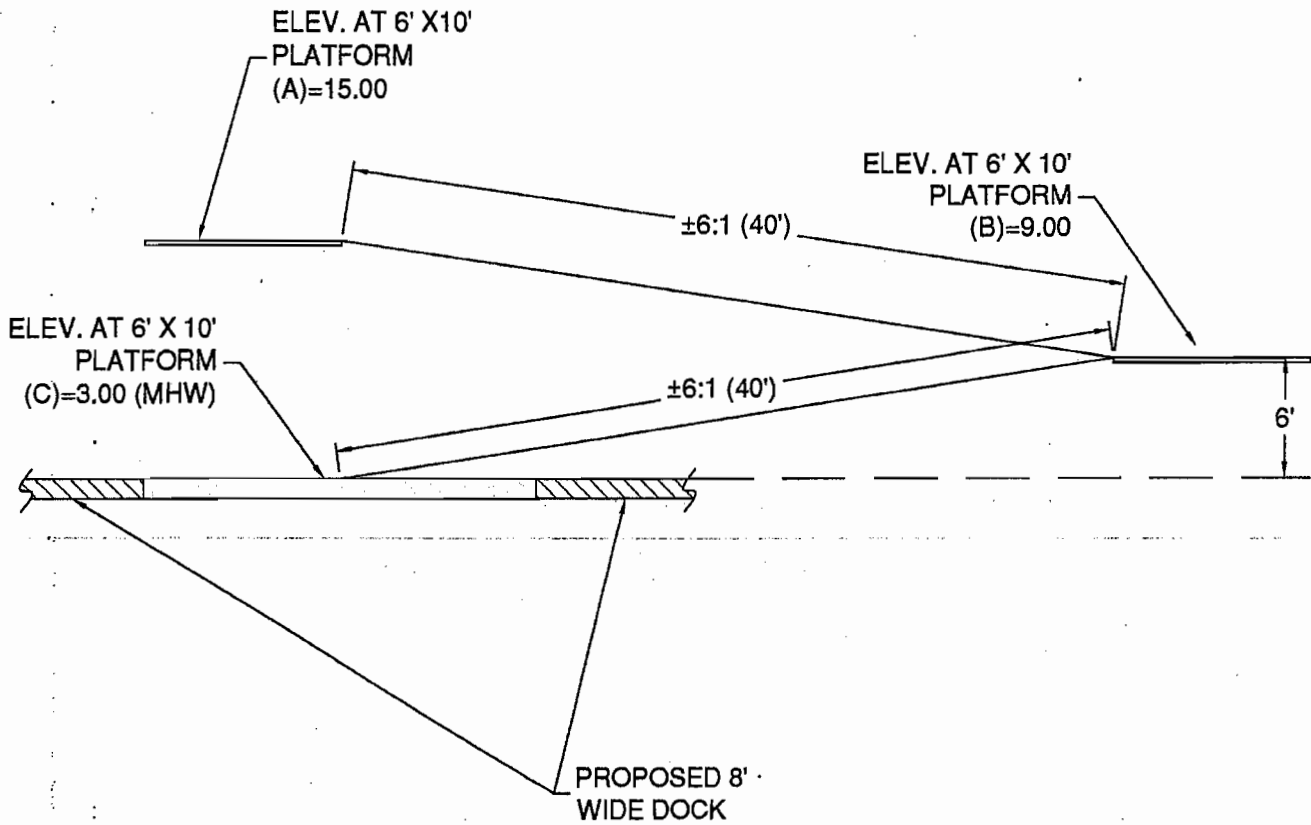
SHEET TITLE: DOCK VIEWS	APPLICANT: BELLASERA VILLAS, LLC	JOB NO. DATE: W828 SEPT 19, 2005	SCALE: N.T.S.
PROJECT LOCATION: Horry County, SC	PROJECT TITLE: BELLASERA VILLAS	APPLICATION NO. 2005-3w-304-C	SHEET: 5 OF 9



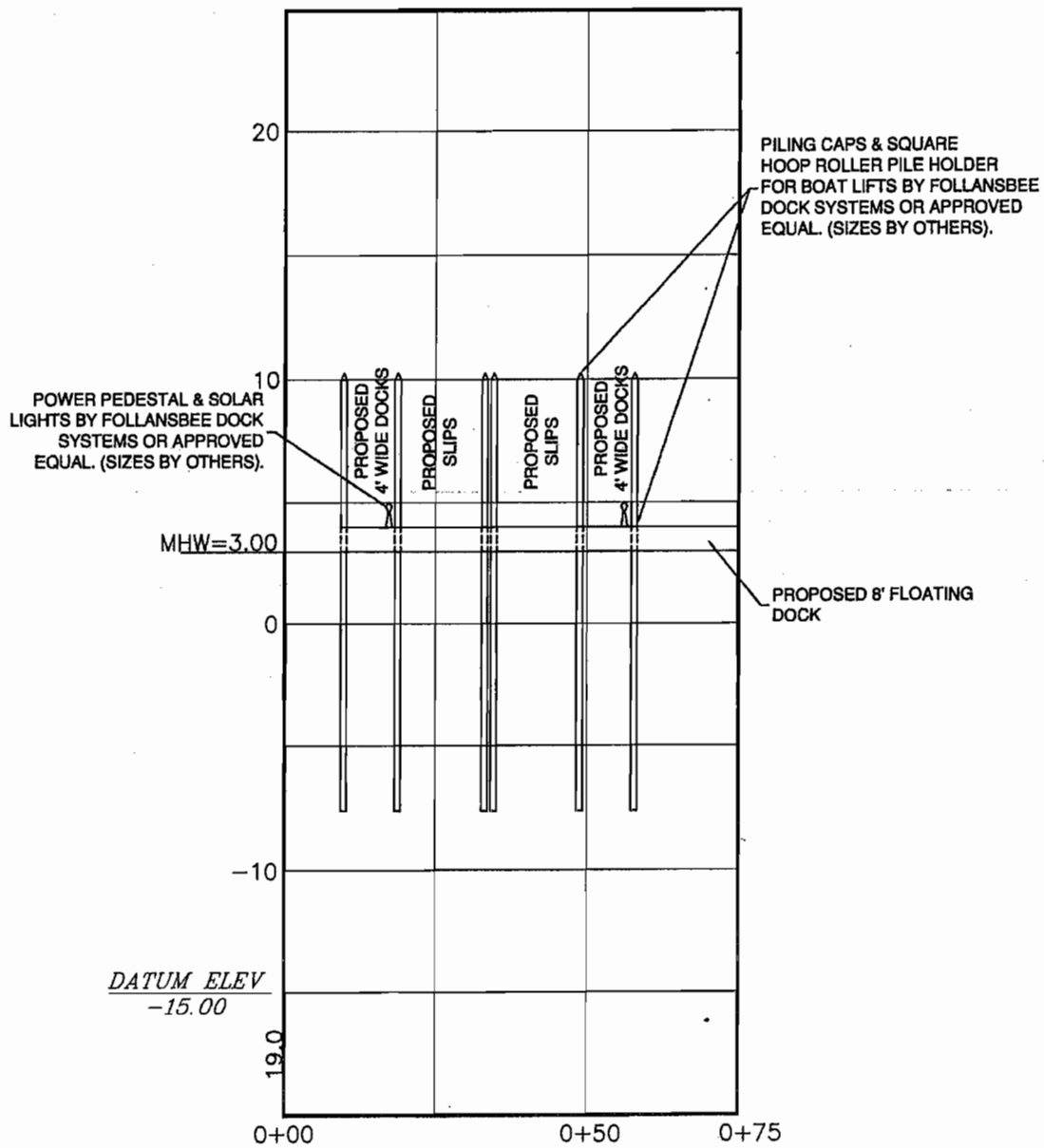




SHEET TITLE: SECTION CUT "A"	APPLICANT: BELLASERA VILLAS, LLC	JOB NO. DATE: W828 SEPT 19, 2005	SCALE: N.T.S.
PROJECT LOCATION: HORRY COUNTY, SC	PROJECT TITLE: BELLASERA VILLAS	APPLICATION NO. 2005-3W-304-C	SHEET: 7 OF 9



SHEET TITLE: RAMP PROFILE	APPLICANT: BELLASERA VILLAS, LLC	JOB NO. W828	DATE: SEPT 19, 2005	SCALE: N.T.S.
PROJECT LOCATION: Horry County, SC	PROJECT TITLE: BELLASERA VILLAS	APPLICATION NO. 2005-34-304-C	SHEET: 8 OF 9	



## SECTION "B"

HORIZONTAL: 1"= 20'

VERTICAL: 1"= 5'

SHEET TITLE:	SECTION CUT "B" PROFILE	APPLICANT:	BELLASERA VILLAS, LLC	JOB NO. DATE:	W828 SEPT 19, 2005	SCALE:	1"=40'
PROJECT LOCATION:	HORRY COUNTY, SC	PROJECT TITLE:	BELLASERA VILLAS	APPLICATION NO.	2005-2w-304-c	SHEET:	9 OF 9